



9607-9623

IMPERIAL HIGHWAY

DOWNEY, CALIFORNIA

LOS ANGELES

For Lease

3.68 ACRES

INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE

FOR INFORMATION, CONTACT:



RUSTY SMITH
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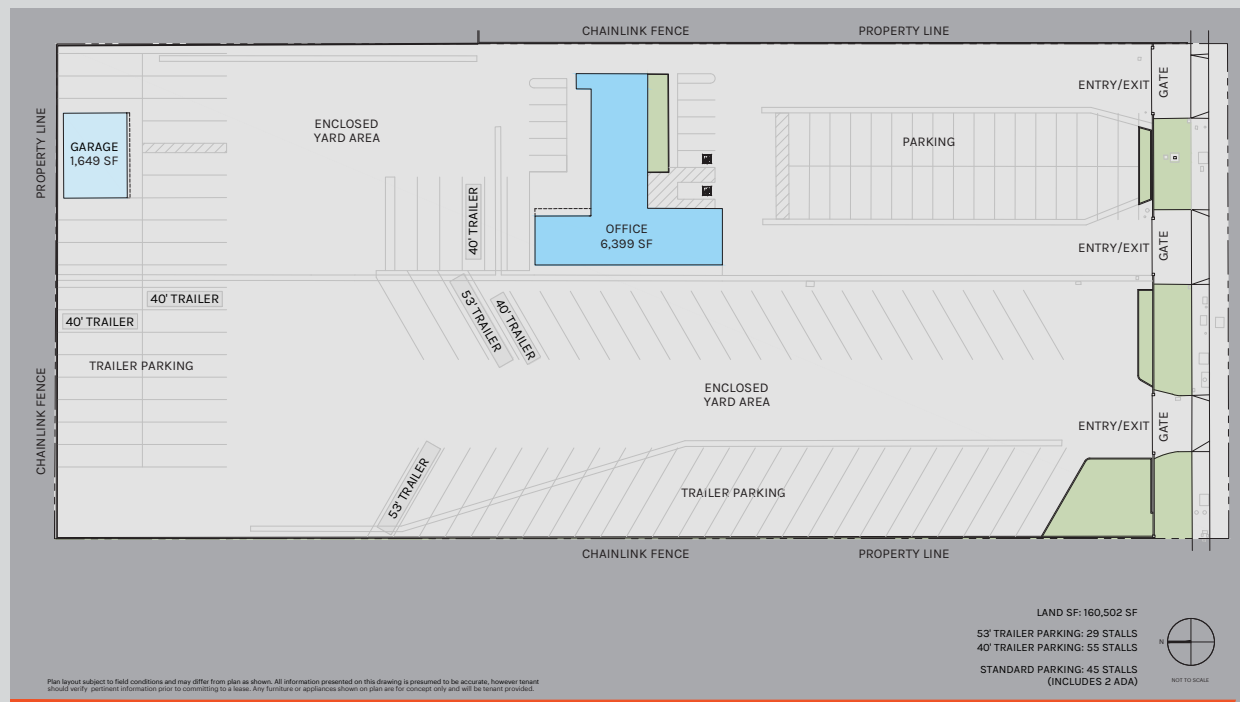
TRAILER STORAGE YARD

- City approved container/trailer yard
- 84 striped trailer parking stalls & 45 auto parking stalls
- Fully secure, fenced & concrete yard
- 3 points of ingress/egress
- 6,399 SF office, 1,649 SF maintenance building
- Zoned C-M
- Power: Office - 600 AMP 120/280V 1 Phase 3 wire;
Maintenance Building - 100 AMPS single phase (Tenant to verify)
- 14 miles to Ports of LB/LA



**Rexford
Industrial**

- City Approved Container Storage Yard & Last Mile Facility
- Close Proximity to 105 & 605 Freeways
- 14 Miles from LA/LB Ports
- 16 Miles from LAX

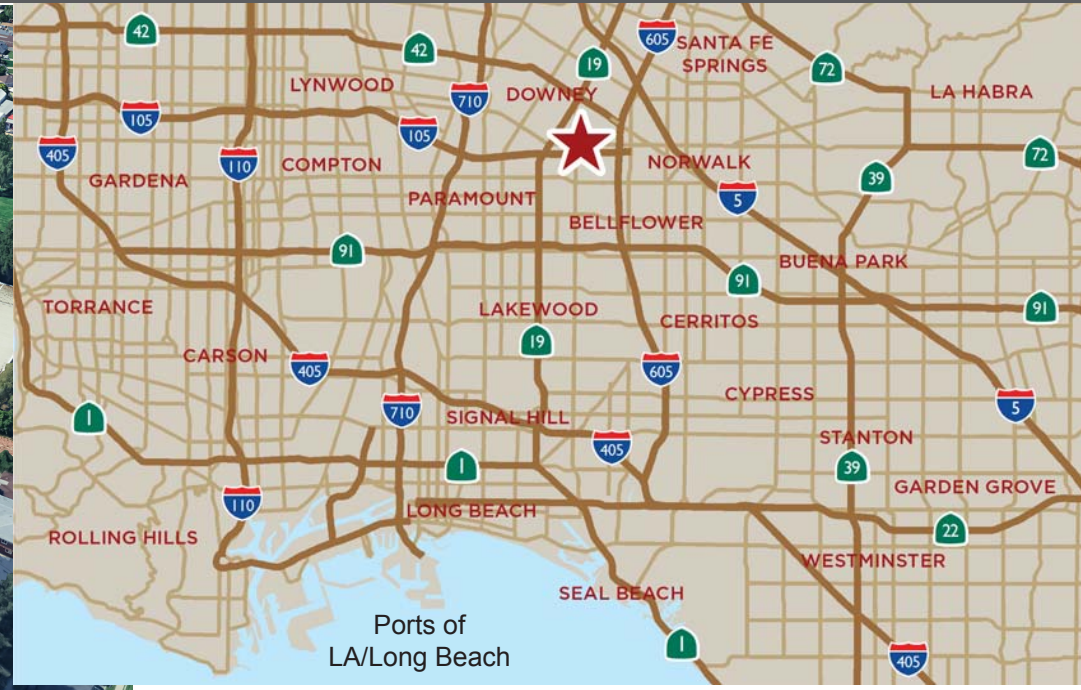


For Lease

3.68 ACRES

9607-9623 IMPERIAL HIGHWAY, DOWNEY, CA

LOS ANGELES

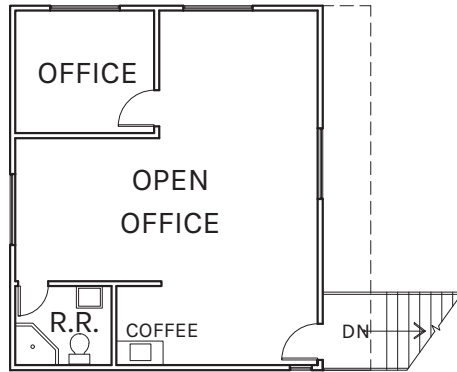




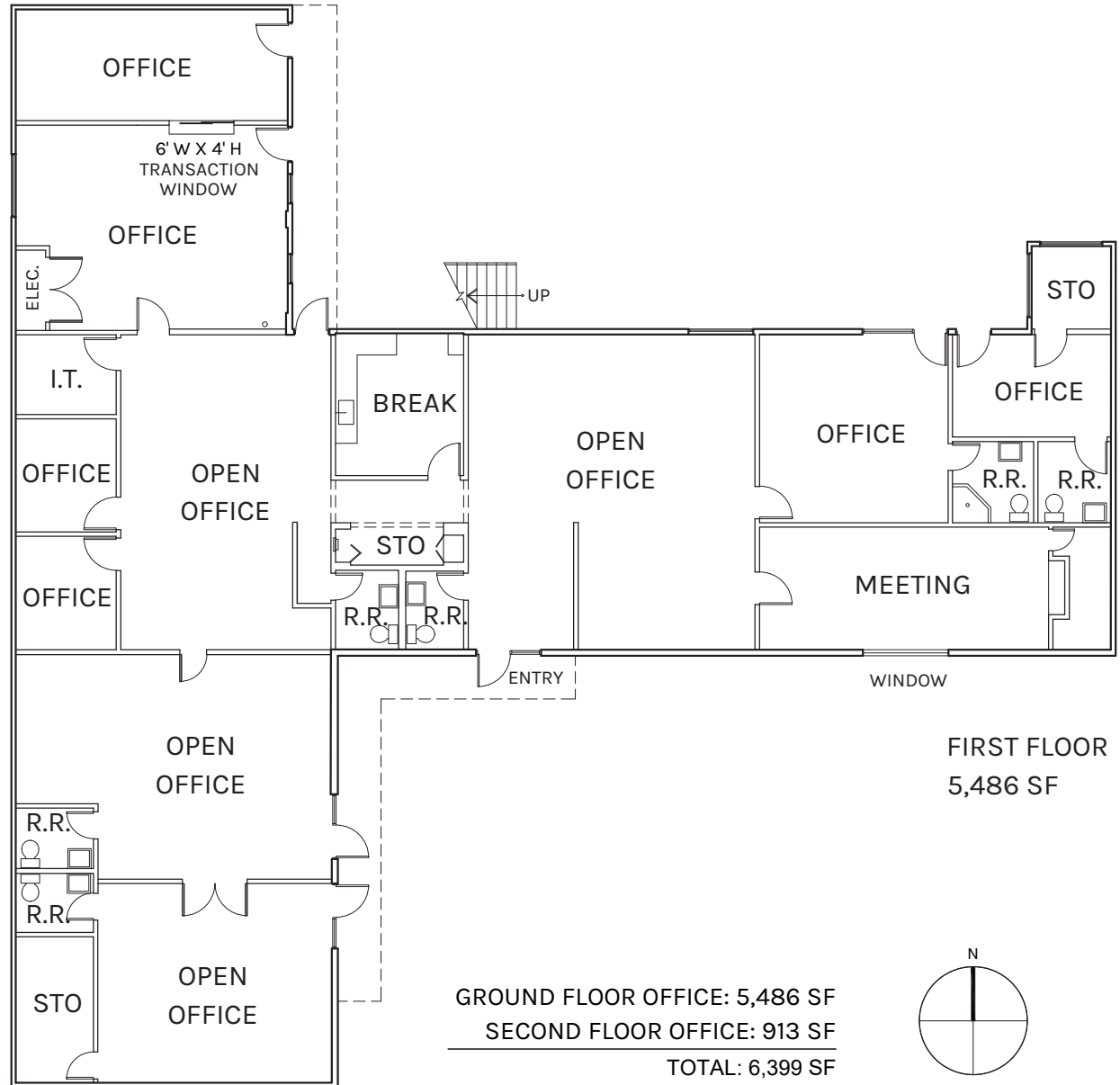
9607-9623 Imperial Hwy.
Downey, CA

Office Floor Plan

6,399 SF



SECOND FLOOR
913 SF



FIRST FLOOR
5,486 SF

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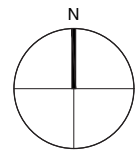


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GROUND FLOOR OFFICE: 5,486 SF
SECOND FLOOR OFFICE: 913 SF
TOTAL: 6,399 SF



SCALE: 1/16" = 1'-0"